



Connells

Westmorland Avenue
AYLESBURY

Westmorland Avenue
AYLESBURY HP21 7HU

for sale offers in excess of
£400,000



Property Description

Located in the highly sought-after Bedgrove area, this newly refreshed three-bedroom semi-detached home presents a fantastic opportunity for buyers seeking a modern and beautifully maintained property. Recently redecorated throughout, the home offers a bright, contemporary feel from the moment you step inside.

An entrance porch opens into a welcoming hallway with stairs to the first floor. The front-facing reception room is filled with natural light, and a stylish open archway leads through to a second reception space, complete with French doors that open directly onto the rear garden. The modern kitchen is fitted with sleek white gloss units and offers space for a fridge freezer, a useful understairs cupboard, and access to the garden via the back door, while a separate utility room provides additional practicality with plumbing for a washing machine.

Upstairs, the property features three well-proportioned bedrooms, all served by a recently updated contemporary family bathroom boasting a bath with mixer tap and overhead shower.

Outside, the fully enclosed rear garden provides a private retreat with a well-kept lawn and a patio area ideal for al fresco dining. To the front, the home benefits from driveway parking and a garage equipped with power, lighting, and an up-and-over door—

perfect for storage or secure parking.

Entrance Porch

Door to front

Entrance Hall

Door to front

Radiator

Lounge

11' 10" x 12' 8" (3.61m x 3.86m)

Window to front

Wood effect flooring

Radiator

Dining Room

9' 11" x 10' 6" (3.02m x 3.20m)

French doors to rear

Radiator

Wood effect flooring

Kitchen

7' 8" x 10' 2" (2.34m x 3.10m)

Door and window to rear

Wall and base units

Part tiling

Sink/drain

Electric oven and hob

Understairs storage

Space for fridge/freezer

Utility Room

3' 10" x 7' 11" (1.17m x 2.41m)
Window to side
Door to rear
Plumbing for washing machine

Landing

Window to side
Loft access

Bedroom One

10' 2" x 12' 8" (3.10m x 3.86m)
Window to front
Radiator
Carpet underfoot

Bedroom Two

9' 11" x 10' 6" (3.02m x 3.20m)
Window to rear
Radiator
Carpet underfoot

Bedroom Three

7' 8" x 8' 8" (2.34m x 2.64m)
Window to rear
Radiator
Carpet

Bathroom

Window to rear
Bath/mixer with shower overhead
Wash hand basin
WC

Airing cupboard
Part tiling

Rear Garden

Enclosed fencing
Patio area
Laid lawn

Parking

Driveway

Garage

8' 2" x 15' 10" (2.49m x 4.83m)
Up and over door
Power and lighting









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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2 Temple Street
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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